

Fill in this information to identify the case:

United States Bankruptcy Court for the:

District of NEVADA

(State)

Case number (if known): \_\_\_\_\_ Chapter 7☐ Check if this is an amended filing

## Official Form 205

**Involuntary Petition Against a Non-Individual**

12/15

Use this form to begin a bankruptcy case against a non-individual you allege to be a debtor subject to an involuntary case. If you want to begin a case against an individual, use the *Involuntary Petition Against an Individual* (Official Form 105). Be as complete and accurate as possible. If more space is needed, attach any additional sheets to this form. On the top of any additional pages, write debtor's name and case number (if known).

**Part 1: Identify the Chapter of the Bankruptcy Code Under Which Petition Is Filed****1. Chapter of the Bankruptcy Code**

Check one:

☒ Chapter 7☐ Chapter 11**Part 2: Identify the Debtor****2. Debtor's name**VERDE PARTNERS, INC., a Nevada corporation**3. Other names you know the debtor has used in the last 8 years**VERDE REAL ESTATE HOLDINGS, a  
Nevada limited liability company

Include any assumed names, trade names, or doing business as names.

**4. Debtor's federal Employer Identification Number (EIN)**☒ Unknown

EIN \_\_\_\_\_

**5. Debtor's address****Principal place of business**732 S. 6TH STREET

Number Street

SUITE NLAS VEGASNV89101

City

State

ZIP Code

CLARK

County

**Mailing address, if different**

Number Street

P.O. Box

City

State

ZIP Code

**Location of principal assets, if different from principal place of business**

Number Street

City

State

ZIP Code

Debtor VERDE PARTNERS, INC., a Nevada corporation  
Name

Case number (if known) \_\_\_\_\_

6. Debtor's website (URL) \_\_\_\_\_

7. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other type of debtor. Specify: \_\_\_\_\_

8. Type of debtor's business

Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☒ None of the types of business listed.  
☐ Unknown type of business.

9. To the best of your knowledge, are any bankruptcy cases pending by or against any partner or affiliate of this debtor?

- ☒ No  
☐ Yes. Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
District \_\_\_\_\_ Date filed \_\_\_\_\_ Case number, if known \_\_\_\_\_  
MM / DD / YYYY  
Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
District \_\_\_\_\_ Date filed \_\_\_\_\_ Case number, if known \_\_\_\_\_  
MM / DD / YYYY

### Part 3: Report About the Case

10. Venue

Check one:

- ☒ Over the last 180 days before the filing of this bankruptcy, the debtor had a domicile, principal place of business, or principal assets in this district longer than in any other district.  
☐ A bankruptcy case concerning debtor's affiliates, general partner, or partnership is pending in this district.

11. Allegations

Each petitioner is eligible to file this petition under 11 U.S.C. § 303(b).

The debtor may be the subject of an involuntary case under 11 U.S.C. § 303(a).

At least one box must be checked:

- ☒ The debtor is generally not paying its debts as they become due, unless they are the subject of a bona fide dispute as to liability or amount.  
☐ Within 120 days before the filing of this petition, a custodian, other than a trustee, receiver, or an agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.

12. Has there been a transfer of any claim against the debtor by or to any petitioner?

- ☒ No  
☐ Yes. Attach all documents that evidence the transfer and any statements required under Bankruptcy Rule 1003(a).

Debtor

VERDE PARTNERS, IN., a Nevada corporation  
Name

Case number (if known)

## Name and mailing address of petitioner

GARY &amp; CINDY PEDERSON

Name

9263 PARKSIDE DRIVE

Number Street

PRAIRIE VILLAGE

KA

66207

City

State

ZIP Code

## Name and mailing address of petitioner's representative, if any

J. CRAIG DEMETRAS

Name

230 E. LIBERTY ST

Number Street

RENO

NV

89501

City


State

ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 05/18/2025

MM / DD / YYYY

x 

Signature of petitioner or representative, including representative's title

J. CRAIG DEMETRAS

Printed name

DEMETRAS LAW

Firm name, if any

230 E. LIBERTY ST

Number Street

RENO

NV

89501

City

State

ZIP Code

Contact phone (775) 348-4600 Email jcd@demetraslaw.com

Bar number 4246

State NEVADA

x

Signature of attorney

Date signed

MM / DD / YYYY

## Name and mailing address of petitioner

Name

Number Street

City

State

ZIP Code

## Name and mailing address of petitioner's representative, if any

Name

Number Street

City

State

ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on MM / DD / YYYY

x

Signature of petitioner or representative, including representative's title

Printed name

Firm name, if any

Number Street

City

State

ZIP Code

Contact phone Email

Bar number

State

x

Signature of attorney

Date signed

MM / DD / YYYY



Debtor

VERDE PARTNERS, IN., a Nevada corporation

Name

Case number (if known)

## 13. Each petitioner's claim

Name of petitioner

Nature of petitioner's claim

Amount of the claim  
above the value of  
any lien

CHRIS &amp; ROWENA WARDRIP

UNSECURED

\$ 1,500,000.00

GARY &amp; CINDY PEDERSON

UNSECURED

\$ 440,000.00

\$

Total of petitioners' claims

\$ 1,940,000.00

If more space is needed to list petitioners, attach additional sheets. Write the alleged debtor's name and the case number, if known, at the top of each sheet. Following the format of this form, set out the information required in Parts 3 and 4 of the form for each additional petitioning creditor, the petitioner's claim, the petitioner's representative, and the petitioner's attorney. Include the statement under penalty of perjury set out in Part 4 of the form, followed by each additional petitioner's (or representative's) signature, along with the signature of the petitioner's attorney.

## Part 4: Request for Relief

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Petitioners request that an order for relief be entered against the debtor under the chapter of 11 U.S.C. specified in this petition. If a petitioning creditor is a corporation, attach the corporate ownership statement required by Bankruptcy Rule 1010(b). If any petitioner is a foreign representative appointed in a foreign proceeding, attach a certified copy of the order of the court granting recognition.

I have examined the information in this document and have a reasonable belief that the information is true and correct.

## Petitioners or Petitioners' Representative

Name and mailing address of petitioner

CHRIS &amp; ROWENA WARDRIP

Name

6600 NORTHWEST COOKINGHAM ROAD

Number Street

KANSAS CITY

MO

64164

City

State

ZIP Code

Name and mailing address of petitioner's representative, if any

J. CRAIG DEMETRAS

Name

230 E. Liberty St.

Number Street

RENO

NV

89501

City

State

ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 05/06/2025  
MM / DD / YYYY

x *Chris and Rowena Wardrip*  
Signature of petitioner or representative, including representative's title

## Attorneys

J. CRAIG DEMETRAS

Printed name

DEMETRAS LAW

Firm name, if any

230 E. Liberty St. Reno, NV 89501

Number Street

RENO

NV

89501

City

State

ZIP Code

Contact phone (775) 348-4600 Email jcd@demetraslaw.com

Bar number 4246

State NEVADA

x *J. Craig Demetras*  
Signature of attorney

Date signed  
MM / DD / YYYY